



Graceland

Simpson Cross, Haverfordwest, SA62 6EU

OIRO: £325,000 | Freehold | EPC: E



Positioned in the village of Simpson Cross on the outskirts of Haverfordwest, this detached three-bedroom bungalow offers a rare opportunity to acquire a home within easy reach of the Pembrokeshire coastline. Just a short drive from Newgale Beach, the property is set within beautifully landscaped gardens that enhance both its appeal and privacy.

A storm porch leads into a well-planned interior, where the spacious lounge features an open fireplace with a stone surround, creating a welcoming focal point. The kitchen is fitted with solid matching eye and base-level units, high-quality integrated appliances, and a dining/sitting area suited to both everyday living and entertaining. Direct access to the integral garage provides excellent vehicle storage and workshop space. There are three bedrooms, two of which are generous doubles with fitted wardrobes, while a practical wet room serves the needs of modern living.

The gardens are a key feature, with landscaped front and side aspects bordered by stone dwarf walls and mature hedging for added seclusion. A gated entrance provides vehicle access, with a private driveway offering ample parking and direct entry to the garage. Pathways encircle the property, leading to a patio area ideal for outdoor seating. While some updating may be required, this bungalow presents an excellent opportunity to personalise a well-proportioned home in a sought-after setting.

Simpson Cross is ideally situated within easy reach of Pembrokeshire's renowned coastline, with golden beaches and scenic coastal paths less than ten minutes away. Whether enjoying a summer evening by the shore or a bracing winter walk along the cliffs, the area's natural beauty is one of the property's finest attributes.



Entrance Hallway

A sliding glass door leads into the storm porch, with a uPVC front door leading into the hallway, featuring carpet underfoot and panelled walls.

Lounge

4.92m x 3.74m (16'2" x 12'3")

A welcoming living space with carpet underfoot, an open fireplace with a brick surround and slate hearth, wall panelling, and recessed shelving. A window to the front aspect allows natural light to fill the room.

Kitchen / Dining Room

3.78m x 3.16m (12'5" x 10'4") 3.19m x 3.16m (10'6" x 10'4")

The kitchen features karndeian flooring, a range of matching eye and base-level units with worktops and tiled splash backs, an integrated fridge/freezer, an eye-level double oven, an electric stove with four rings and extractor above, and a composite double sink with draining board. A window to the rear aspect provides natural light. The sitting area has carpet underfoot, space for seating, and french doors opening onto the rear patio.

Bedroom One

3.59m x 3.35m (11'9" x 11'0")

A well-proportioned double bedroom with carpet underfoot, fitted wardrobes incorporating a sideboard and shelving, and a window to the rear aspect.

Bedroom Two

2.94m x 2.74m (9'8" x 9'0")

A comfortable double bedroom with carpet underfoot, integrated wardrobes, and a window to the front aspect.

Bedroom Three

2.74m x 2.70m (9'0" x 8'10")

A single bedroom with carpet underfoot and a window to the front aspect.

Wet Room

3.16m x 2.29m (10'4" x 7'6")

Featuring vinyl waterproof flooring and wall panels, a sink with vanity unit and mirror above, a walk-in shower with glass screen, WC, and a fitted base-level unit with drawers. A window to the rear aspect, heated towel rail, and extractor fan complete the space.

Garage

6.90m x 3.34m (22'8" x 11'0")

Accessed via steps from the kitchen, the integral garage has an up-and-over door, base-level units with a sink and draining board, a window to the side aspect, and a separate WC with a folding door.

External

The property features landscaped gardens to the front and side aspects, with vehicle access via a gated side entrance. The driveway accommodates multiple vehicles and leads to the integral garage. Patio areas and pathways surround the bungalow, while a stone dwarf wall, complemented by an array of shrubs, and hedging, provides added privacy.

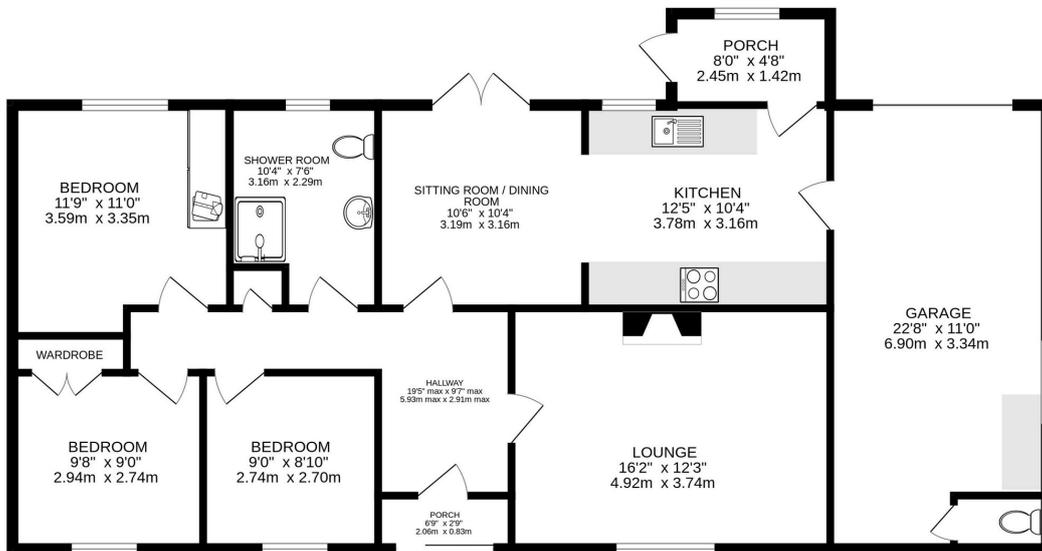
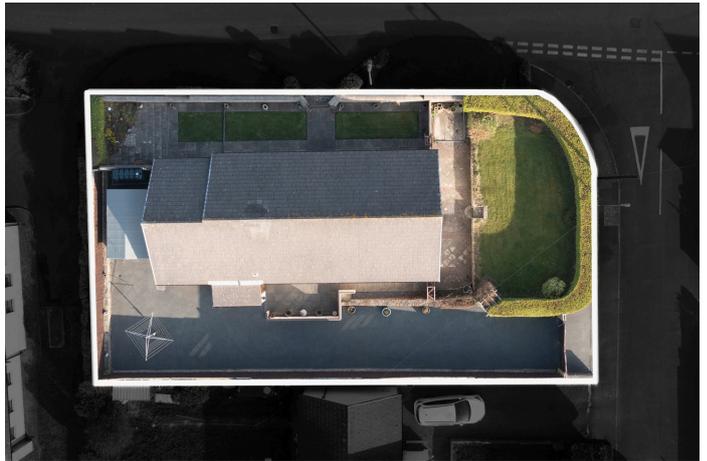
Additional Information

We are advised mains services are connected. Oil central heating.

Council Tax Band

B (£1175.00)





TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(69-81)	B		
(55-68)	C		74
(39-54)	D		
(21-38)	E	53	
(1-20)	F		
	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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